55.13A-20.1	AND LO. a	2
LEGISLATIVE HISTORY CHECKL	IST	COPY NO. 2
NJSA _55:13A-20.1 and 55:13A-20.2 ("Violation	on Disclosure	Act")
Laws of 1975 Chapter 191	_	
Bill No		
Sponsor(s) <u>Baer &amp; others</u>		
Date Introduced <u>Jan. 24, 1974</u>		
Committee: Assembly <u>Commerce</u> , Industry	& Professions	
Senate Labor, Industry & Pro	ofessions	
Amended during passage Yes	amendments	during passage
Date of passage: Assembly <u>April 16, 1974</u>	denoted by	asterisks
Senate <u>May 5, 1975</u>		
Date of approvalAugust 16, 1975		فيستعطه السبا
Following statements are attached if availa	ble:	DEPOST Not Remo
Sponsor statement Yes		S S
Committee Statement: Assembly 🏎	No	
Senate Yes		
Fiscal Note Yes		
Veto message	No	
Nessage on signing 🏾 🏎	No	T
Following were printed:		m
Reports 🍋	No	
Hearings 🏎	No	ORY COPY ove From Library

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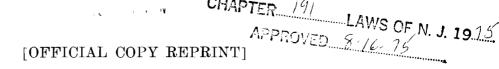
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**10/4/76** May 1977

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CHAPTER 191

<u>.</u>

ASSEMBLY, No. 950

## STATE OF NEW JERSEY

INTRODUCED JANUARY 24, 1974

BURSTEIN, Assemblymen BAER, HYNES, MARTIN, By VISOTCKY, HOLLENBECK, GLADSTONE and CONTILLO

Referred to Committee on Commerce, Industry and Professions

AN ACT requiring notice to mortgagees of building code violations.

BE IT ENACTED by the Senate and General Assembly of the State 1  $\mathbf{2}$ of New Jersey:

1. This act shall be known and may be cited as the "Violation 1  $\mathbf{2}$ Disclosure Act."

\*[2. Whenever a violation of any State law or code concerning 1  $\mathbf{2}$ the proper maintenance of multiple dwellings, as defined in the "Hotel and Multiple Dwelling Law" (P. L. 1967, c. 76), located in 3 any municipality of this State shall be found or discovered by any 4 agency or department of the State Government, or any agency or  $\mathbf{5}$ department of any municipal government conducting a State-6 assisted inspection program, a notice thereof shall be sent by  $\mathbf{7}$ certified or registered mail, return receipt requested, within 5 8 9 business days after notification to the owner, to the holder of record 10 of any mortgage which then encumbers said multiple dwelling. Said notice shall contain the name of the owner of the building, the 11 address of the building and the nature of the violation.]\* \*2. When-1213ever the Attorney General files an action in the Superior Court, on behalf of the Commissioner of Community Affairs, pursuant to 14section 6 (c. 55:13A-6) of the "Hotel and Multiple Dwelling Lau" 15 16 P. L. 1967, c. 76 or the Penalty Enforcement Law (N. J. S. 17 2A:58-1 et seq.) following the failure of an owner of a building 18 subject to the Hotel and Multiple Dwelling Law to abate violations of the regulations promulgated pursuant to the law after receipt 19 of notices and orders to terminate violations as required by the law 20 or the failure of the owner to pay a civil penalty assessed pursuant 21to the laws after receipt of notice and order to pay penalty the 22EXPLANATION—Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.

23 Commissioner of Community Affairs shall cause to be forwarded,

24 by regular first class mail, to any mortgage holder of record a

25 notice of filing of the action and copies of any notices and orders

26 which provide the cause for said action. The mortgage holder of

 $27\,$  record shall be any holder of record as filed with the municipal

28 clerk pursuant to P. L. 1974, c. 50 (C. 46:8-27 et seq.).\*

1 3. This act shall take effect immediately.

## ASSEMBLY, No. 950

# STATE OF NEW JERSEY

#### INTRODUCED JANUARY 24, 1974

By Assemblymen BAER, BURSTEIN, HYNES, MARTIN, VISOTCKY, HOLLENBECK, GLADSTONE and CONTILLO

Referred to Committee on Commerce, Industry and Professions

AN ACT requiring notice to mortgagees of building code violations.

1 BE IT ENACTED by the Senate and General Assembly of the State 2 of New Jersey:

1 1. This act shall be known and may be cited as the "Violation 2 Disclosure Act."

1 2. Whenever a violation of any State law or code concerning the  $\mathbf{2}$ proper maintenance of multiple dwellings, as defined in the "Hotel and Multiple Dwelling Law" (P. L. 1967, c. 76), located in any 3 municipality of this State shall be found or discovered by any 4  $\mathbf{5}$ agency or department of the State Government, or any agency or 6 department of any municipal government conducting a Stateassisted inspection program, a notice thereof shall be sent by 7 8 certified or registered mail, return receipt requested, within 5 business days after notification to the owner, to the holder of record 9 10 of any mortgage which then encumbers said multiple dwelling. Said 11 notice shall contain the name of the owner of the building, the  $\mathbf{12}$ address of the building and the nature of the violation.

1 3. This act shall take effect immediately.

#### STATEMENT

This bill would aid in eliminating housing code violations in multiple dwellings by requiring notice to mortgage holders of the existence of violations. Mortgage holders, upon learning of violations, especially serious, numerous or ignored violations, may wish to protect their investment by contacting owners directly to correct these conditions promptly.

### SENATE LABOR, INDUSTRY, AND PROFESSIONS COMMITTEE

STATEMENT TO

## ASSEMBLY, No. 950

with Senate committee amendments

## STATE OF NEW JERSEY

#### DATED: APRIL 17, 1975

This bill would aid in eliminating housing code violations in multiple dwellings by requiring notice to mortgage holders of the existence of violations. Mortgage holders, upon learning of violations, especially serious, numerous or ignored violations, may wish to protect their investment by contacting owners directly to correct these conditions promptly.

The committee amended the bill to provide that the Commissioner of Community Affairs be directed to notify mortgage holders of the failure to correct violations after the Attorney General has filed action in the Superior Court or of the failure to pay a penalty assessed therefor by the commissioner. The original version of the bill did not specify the responsibility for such notification. LAW LIBRARY COPY

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### FISCAL NOTE TO ASSEMBLY, No. 950

## STATE OF NEW JERSEY

### DATED: APRIL 16, 1974

Assembly Bill No. 950, designated "the Violation Disclosure Act" requires notices of building code violations be sent to mortgagees.

The Division of Budget and Accounting estimates that enactment of this legislation would require a State expenditure of \$21,000.00 during the remainder of the current fiscal year, \$47,000.00 in fiscal 1974-75 and \$49,000.00 in fiscal year 1975-76.

The fiscal note is based on an estimate of costs rather than actual cost information.

In compliance with written request received, there is hereby submitted a fiscal estimate for the above bill, pursuant to P. L. 1962, c. 27.